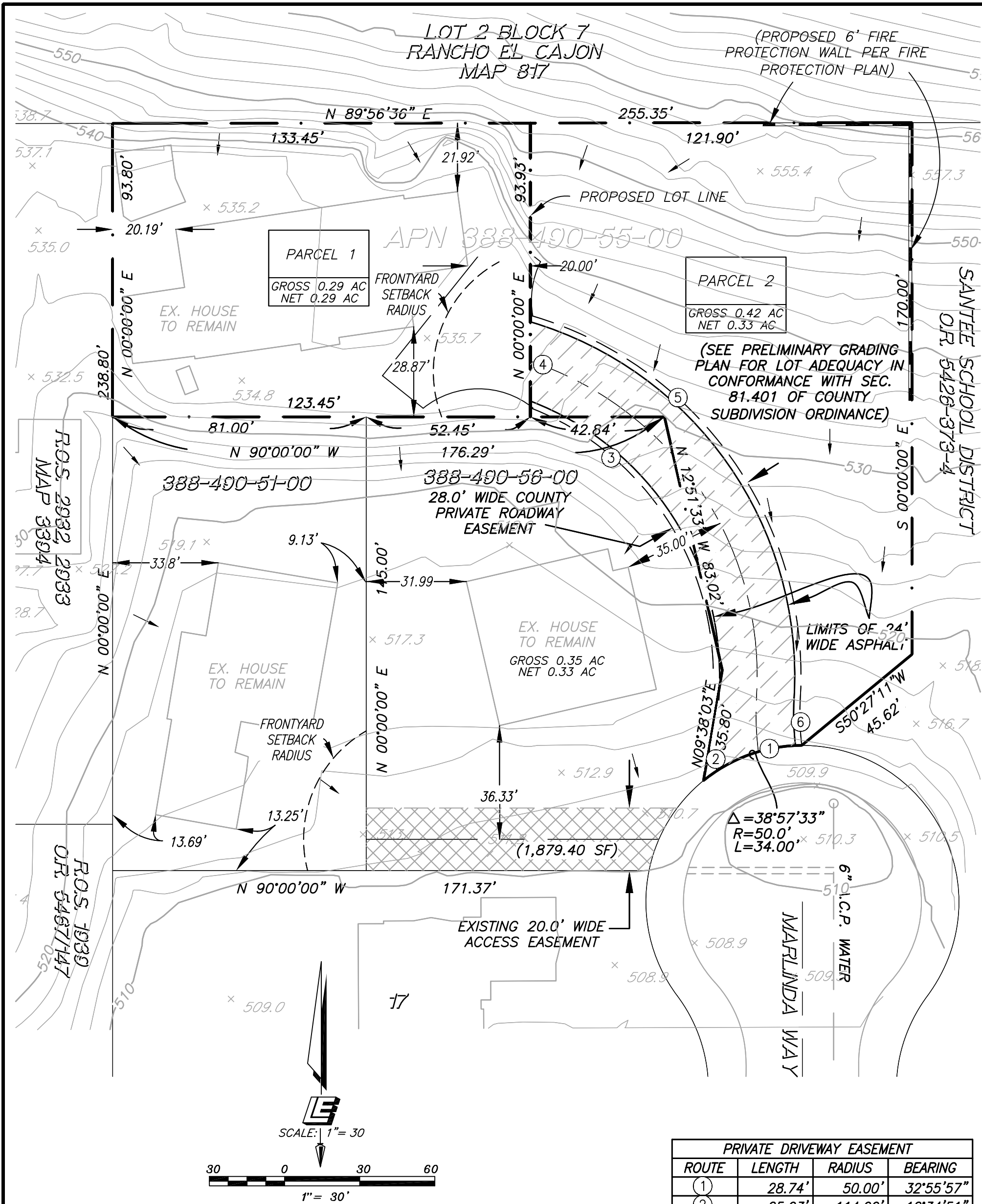


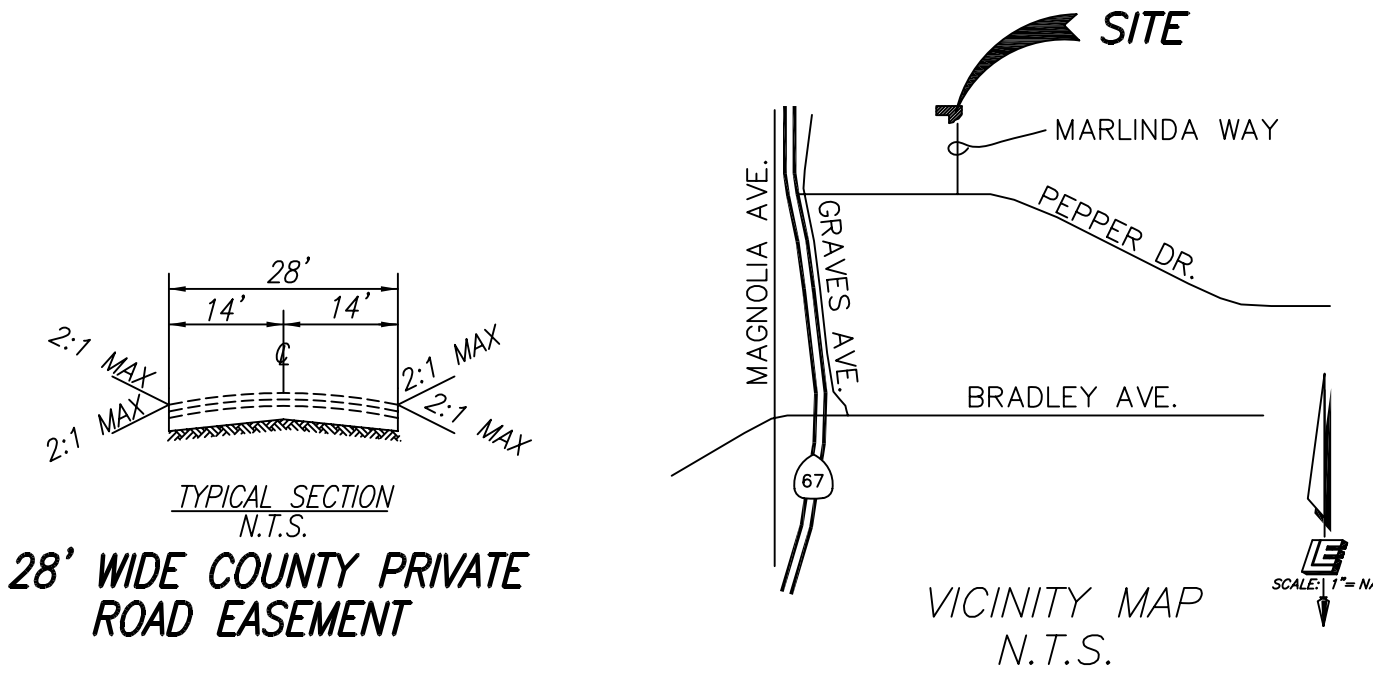
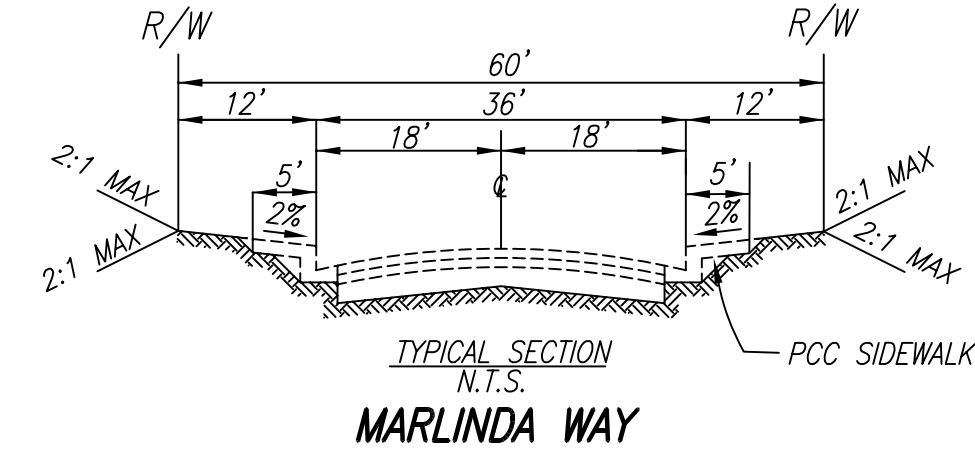
TENTATIVE PARCEL MAP NO. 20925

SHEET 1 OF 1 SHEETS



PRIVATE DRIVEWAY EASEMENT			
ROUTE	LENGTH	RADIUS	BEARING
(1)	28.74'	50.00'	32°55'57"
(2)	25.03'	114.00'	12°34'51"
(3)	115.62'	92.00'	72°00'20"
(4)	29.55'		N00°00'00"E
(5)	161.59'	120.00'	77°09'21"
(6)	15.19'	86.00'	10°07'01"

- ASSESSORS PARCEL NUMBER: 388-490-55-00
- LEGAL DESCRIPTION: THAT PORTION OF TRACT 5 OF THE "R" TRACT OF RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP OF THE HILL ESTATES, FILED IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, GRANTED TO THE SANTEE SCHOOL DISTRICT, OF SAN DIEGO CALIFORNIA, AND RECORDED ON NOVEMBER 12, 1954, AS DOCUMENT NO. 151328 IN BOOK 5426, PAGE 374 OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:  
  
BEGINNING AT THE INTERSECTION OF THE PROLONGATION OF THE CENTERLINE OF MARLINDA WAY AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MARLINDA WAY; THENCE NORTH 50°52'31" EAST, 45.62 FEET; THENCE NORTH IN A STRAIGHT LINE 139.00 FEET, MORE OR LESS TO AN INTERSECTION ON THE NORTHERLY LINE OF SAID SANTEE SCHOOL DISTRICT'S LAND.
- GENERAL PLAN REGIONAL CATEGORY: CUD
- COMMUNITY/SUBREGIONAL PLAN AREA: PEPPER DR. - BOSTONIA
- GENERAL PLAN DESIGNATION: 5/22
- ASSOCIATED PERMITS: NONE
- LEGAL ACCESS: ACCESS FROM MARLINDA WAY, WHICH IS A PUBLIC MAINTAINED ROAD.
- WATER DISTRICT: HELIX WATER DISTRICT
- SEWER DISTRICT: PADRE DAM SEWER DISTRICT
- FIRE DISTRICT: SANTEE FIRE DISTRICT
- SCHOOL DISTRICTS: GROSSMONT UNION HIGH SCHOOL DISTRICT  
SANTEE SCHOOL DISTRICT
- GRADING: SEE PRELIMINARY GRADING PLAN FOR POSSIBLE GRADING DESIGN.
- TOPOGRAPHY: THE TOPOGRAPHY SHOWN WAS OBTAINED FROM SAN-LO AERIAL SURVEY PERFORMED 7-19-04. JOB NO. 1562
- ZONING, LOTS AND ACREAGE  
A. THIS MAP PROPOSES TO SUBDIVIDE THE PROPERTY INTO 2 PARCELS.  
B. TOTAL ACREAGE FOR THE SUBJECT PROPERTY IS 0.70 ACRES.  
C. ZONING INFORMATION:  
USE REGULATIONS RS-4  
NEIGHBORHOOD REGULATIONS Q  
DENSITY 4.35  
LOT SIZE 10,000  
BLDG. TYPE C  
MAX FLOOR AREA  
FLOOR AREA RATIO  
HEIGHT G  
LOT COVERAGE  
SETBACK H  
OPEN SPACE  
SPECIAL AREA REGULATIONS  
TAX RATE AREA 86014
- EVIDENCE OF LEGAL PARCEL: DOCUMENT NO. 2003-0265778, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA MARCH 10, 2003 OFFICIAL RECORDS.
- SOLAR ACCESS STATEMENT: ALL LOTS WITHIN THE SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
- OPEN SPACE: NO OPEN SPACE IS BEING PROPOSED AT THIS TIME.



OWNER/APPLICANT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP IS INDICATED ON THE TENTATIVE MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF SEPERATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHT OF WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTIES UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING, OR DECISION MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FORGOING IS TRUE AND CORRECT.

EXECUTED THIS 21 DAY OF March, AT San Diego, CALIFORNIA.

RICHARD J. AND ONDINA P. HIEL  
2040 MARLINDA WAY  
EL CAJON, CA 92021  
PHONE (619) 448-8689

Richard J. Hiel, Ondina P. Hiel

ENGINEER OF WORK

LEPPERT ENGINEERING CORPORATION  
5190 GOVERNOR DRIVE, SUITE 205  
SAN DIEGO, CA 92122  
PHONE: 858-597-2001



John D. Leppert, R.C.E. 26283 (EXP. 3-31-06) 3/17/05 DATE

LEGEND

- BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- WATER FLOW DIRECTION

Leppert Engineering CORPORATION  
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848  
Phone: (858) 597-2001 Fax: (858) 597-2009